

166.0

0004

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

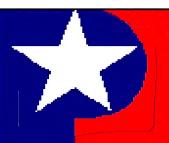
Total Card / Total Parcel

1,249,900 / 1,249,900

APPRAISED: 1,249,900 / 1,249,900

USE VALUE: 1,249,900 / 1,249,900

ASSESSED: 1,249,900 / 1,249,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
44-46		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LUONGO ANTHONY ETAL/TRUSTEES	
Owner 2: GUERINO LUONGO FAMILY IRREV TR	
Owner 3: CONSIGLIA LUONGO FAMILY IRREV	

Street 1: 44 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LUONGO GEURINO & CONSIGLIA -

Owner 2: -

Street 1: 44 FLORENCE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .162 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Stucco Exterior and 4390 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7070		Sq. Ft.	Site		0	70.	0.89	8									442,470						442,500	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							7070.000		802,600		4,800		442,500		1,249,900							

EXTERIOR INFORMATION

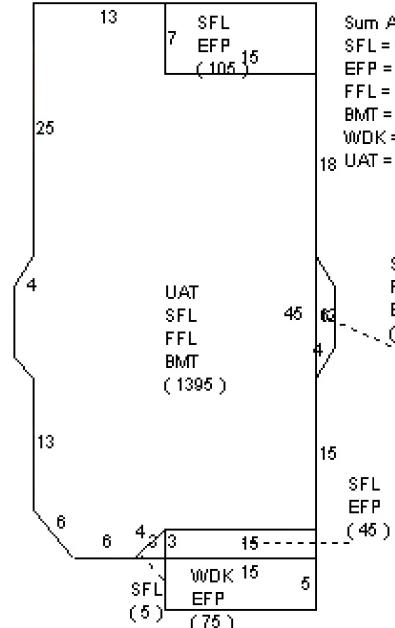
Type:	13 - Multi-Garden	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	2	Total: 2
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	6 - Stucco	
Sec Wall:	3 - Aluminum	5%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:	1	Rating: Good
3/4 Bath:	2	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

IN LAW APT IN BMT.

SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1914
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G6
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	1 - Drywall
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	10 - Parquet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: GD - Good

18. %

Functional:

%

Economic:

%

Special:

%

Override:

%

18.6

%

Total:

18.6

CALC SUMMARY

Basic \$ / SQ: 180.00

Size Adj.: 1.00223076

Const Adj.: 1.03865111

Adj \$ / SQ: 187.374

Other Features: 163500

Grade Factor: 1.10

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 986030

Depreciation: 183402

Depreciated Total: 802629

COMPARABLE SALES

Rate

Parcel ID

Typ

Date

Sale Price

WtAv\$/SQ:

AvRate:

Ind.Val

Juris. Factor: 1.00

Before Depr: 206.11

Special Features: 0

Val/Su Net: 159.15

Final Total: 802600

Val/Su SzAd: 269.24

RES BREAKDOWN

Exterior:

Interior:

Additions:

Kitchen: 2004

Baths:

Plumbing:

Electric:

Heating:

General:

No Unit

RMS

BRS

FL

1

7

3

M

1

5

2

1

Totals

2

12

5

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,568	187.370	293,803
BMT	Basement	1,413	83.620	118,149
FFL	First Floor	1,413	187.370	264,760
UAT	Upper Attic	349	131.160	45,743
EFP	Enclos Porch	225	40.840	9,190
WDK	Deck	75	16.620	1,246
		Net Sketched Area:	5,043	Total: 732,891
		Size Ad	2981	Gross Area
			6089	FinArea
				4390

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	
UAT	100	FLA	100	A	

IMAGE**AssessPro Patriot Properties, Inc**